



Town of Jericho
DEVELOPMENT REVIEW BOARD

67 Route 15
Jericho, VT 05465

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JESSICA R. ALEXANDER, TOWN CLERK
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Via Certified Mail

January 28, 2016

David Armstrong, Planning Manager
Chittenden County Transportation Authority
15 Industrial Parkway
Burlington, Vermont 05401

RE: Site Plan Review for a proposed CCTA Jericho/Underhill Flats Park & Ride
366 VT Route 15, Jericho, VT 05465

Dear Mr. Armstrong,

At a meeting of the Jericho Development Review Board held on January 14, 2016, the Board heard your request for site plan review to allow the construction of a CCTA owned and operated park & ride and bus stop. The proposed park & ride would occur on a portion of parcel 366 VT Route 15, and accessed via VT Route 15. A separate, interim park & ride is also proposed off River Road, located on the same parcel but accessed via River Road. This interim park & ride is to be used temporarily until the park & ride off VT Route 15 is constructed.

CCTA would lease the land from David Villeneuve, property owner. Both Park & Rides are located in the Village Center (VCTR) Zoning District and Character Based Zoning District. The Parcel Code is VT366.

After review of the application, the Board voted to **approve your request with conditions**. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on January 14, 2016:

Findings of Fact

1. This application was submitted for site plan review pursuant to the Jericho Land Use and Development Regulations §10.10.2., which requires site plan review for uses creating new or expanded parking for five (5) vehicles or more. Two park & rides were included in this application: an interim park & ride accessed off of River Road, and the originally proposed park & ride accessed off of VT Route 15.
2. The Jericho Development Review Board finds that the proposed use is defined as a community-owned and operated facility, under the Jericho Land Use and Development Regulations §4.6.1. Special Uses, and pursuant to State Statute

(VSA Title 24, Chapter 117, §4413a). According to State and local regulations, the DRB may regulate this proposed use with regard to size, setbacks, traffic, noise, landscaping, lighting and screening requirements.

3. Both site plans are temporary park & ride facilities, with a facility being redesigned and/or relocated in the future, based upon the development of the parcel.
4. The park & ride facility proposed off VT Route 15 is comprised of 17 spaces, with additional room for a bus to pick up and drop off passengers approximately 8 times per day. The park & ride facility off River Road is comprised of 14 spaces.
5. The existing ground contours show sheet drainage to the southeast corner of the proposed park & ride accessed off VT Route 15. The proposed development does not change the existing grade or storm water runoff pattern.
6. The applicant has proposed a pedestrian footbridge across the existing swale toward the market parcel.
7. Parking lot lighting is proposed to be solar powered and controlled by timers.
8. In accordance with the Jericho Land Use and Development Regulations §11.8.5., the DRB may require internal parking lot landscaping, including trees, shrubs and other plants. These requirements are waived by the Development Review Board at this time, due to the temporary nature of the proposed activity and the present condition of the overall parcel.
9. In accordance with Jericho Land Use and Development Regulations §11.8.3. and §11.8.4., the DRB may require plantings of street trees along both VT Route 15 and River Road, for purposes of screening adjacent property owners and bordering adjacent public rights-of-way. The requirement for trees along VT Route 15 and River Road is waived by the Development Review Board at this time, due to the temporary nature of the proposed activity, the present condition of the overall parcel, and the distance to abutting property owners.

CONDITIONS

1. In accordance with Finding of Fact 5 and Jericho Land Use and Development Regulations §11.13.1.1 each park & ride must designate snow storage such that the melt water and runoff is contained on the parcel.

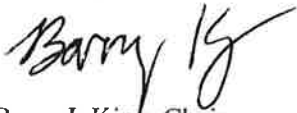
2. In accordance with Jericho Land Use and Development Regulations §11.2.2.2, non-residential parking lots shall include parking for persons with disabilities. Signage shall identify designation of one handicapped space in park & ride.
3. In accordance with Jericho Land Use and Development Regulations §11.3.4, handicapped access to pedestrian facilities shall be provided in accordance with generally accepted standards.
4. To facilitate pedestrian access and safety in accordance with Jericho Land Use and Development Regulations §11.3 and 11.1.6.1., the proposed path and bridge for the park & ride accessed off VT Route 15, shall be configured to align with the “bumped-out” curb at the end of the sidewalk of the Jericho Market (across the parking aisle).
5. The applicant shall revise the Site Plan entitled “CCTA Park and Ride: VT Route 15” received 12/1/15, and “CCTA Park & Ride: River Road” dated 1/5/16, as prepared by Trudell Consulting Engineers, to show compliance with Conditions 1 through 4. Construction and operation of the proposed use shall adhere to the revised site plan.
6. When the park & ride accessed via VT Route 15 is put into use, the park & ride accessed off River Road will be decommissioned.
7. In accordance with FOF 7, Parking lot lighting shall not be illuminated outside the approved hours of operation.
8. Parking lot lighting shall conform to Jericho Land Use and Development Regulations §11.11.1 and 11.11.2.
9. Signage shall be furnished in the parking areas, which provides 24-hour contact information for users encountering problems at this facility. Signage shall be installed in accordance with Jericho Land Use and Development Regulations §13.4.14.2.
10. Substantial revisions to the Site Plan shall require the further review and approval by the Development Review Board at a publicly warned hearing.
11. Applicant shall secure and comply with all necessary local and State permits. The project will be constructed and subsequently operated consistent with all Findings of Fact set forth above and in any other permit applicable to this property.
12. All other improvements shall adhere to the requirements of the Town of Jericho Land Use & Development Regulations in effect as of this date.

13. By acceptance of these Conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.

Motion by Joe Flynn to approve the request by CCTA for a site plan review to allow the construction of a CCTA owned and operated Park & Ride and bus stop, on a parcel CCTA would lease from property owner David Villeneuve. Seconded by Christopher West. Those in favor: Barry King, Christopher West, and Joe Flynn. Opposed: None. Motion carried 3-0. The application was approved.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 2418 Airport Rd., Suite 1, Barre, VT 05641-8701*. The current filing fee for an appeal is \$262.50, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802 828-1660.

Sincerely,



Barry J. King, Chair
Jericho Development Review Board

cc: Interested Parties Town Clerk
Town Planner Zoning Administrator
Lister - Town of Jericho
Selectboard